

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 8, 2004

ITEM NO. 15

CASE NUMBER/ PROJECT NAME	24-DR-2004 Ironstone Bank		
LOCATION	14650 N Northsight Bl		
REQUEST	Request site plan & elevations approval for new bank with drive-through lanes		
OWNER	Ironstone Bank 919-716-8239	ENGINEER	Kimley-horn and Associates 602-944-5500
ARCHITECT/ DESIGNER	Archicon, L C 602-222-4266	APPLICANT/ COORDINATOR	Thomas Coppin Kimley-horn & Associates 602-906-1155
BACKGROUND	<p>Zoning. Northwest corner of Northsight Blvd. and Raintree Dr. The site is zoned C-0 (Commercial Office) District where banks and are permitted.</p> <p>Context. The site is level and undeveloped and contains a cross access easement for a shared site access with the property along the north side. The AutoZone and a restaurant pad site are located to the north and a new office complex is located west of the site.</p>		
APPLICANT'S PROPOSAL	<p>Applicant's Request. The two-story bank building has access from Northsight Blvd. from a shared access with the AutoZone/retail pad property to the north. Parking is provided on the north and east sides of the building and a drive-thru lane extends around the west side of the building to access the 3-lane, drive-thru bay along the south side of the bank. A 4th outer lane along the south side provides a pass-by lane out side of the canopy area. The main entrance to the building is on the east side and pedestrian connections are provided along the east and north sides which connect the building with Northsight Blvd. to the east and the retail pads to the north. A new bus bay and shelter will be provided along Raintree Dr. to the south. The 21 ft. wide drive-thru lane is separated from the property to the west by a landscape buffer that varies from 2 to 10 ft. wide.</p> <p>The buildings contain a contemporary Mediterranean style with clay tile pitched roof, tan stucco finished walls and 10 ft. high stone veneer wainscot. The eaves of the tile roof overhangs about 3 ft. surrounding the face of the building and similar lower, tile roof canopy covered walkways and drive-thru canopy are located on the east, north and south sides. The canopies on the east and north sides extend out about 20 ft. from the face of the building and are supported by 3 by 3 ft. square columns and raised arches. The drive-thru canopy is about 45 by 45 ft. Regularly spaced large windows are placed within the column and arch areas on the east and</p>		

north sides while smaller windows with protruding sill and header features are placed within the arch areas on the west side and on the 2nd floor of the building. The arch areas provide varied wall depth and break up the flat surfaces of the walls.

The landscape palette contains a xeriscape style with Shoestring Acacia, Palo Verde, Ironwood, Date Palm (1 located near the bus bay) and Mesquite trees, along with Evergreen Bird of Paradise, Fairy Duster, Marigold, Chuparosa and other suitable shrubs and ground cover. No turf is provided. Retention is located along the front of the site along the street frontages and meets area requirements.

Development Information:

- Existing Use: Vacant land
- Parcel Size: 1.42 ac.
- Total Square Footage: The building contains a total of 9,861 sq. ft. with 5,048 sq. ft. on the first and 4,813 sq. ft. on the second floor
- Open Space: Open space is located mainly along the street frontages with 20,849 sq. ft. provided and 16,743 sq. ft. required.
- Building Height: 36 ft. tall with the second floor contains bank offices and records storage area and a balcony open to the 1st floor below
- Parking Required/Provided: 36 spaces required and provided

KEY ISSUES

The 2-story bank building is 36 ft. and height and is prominent at this corner of the Northsight area. However, building setbacks of 94 and 88 ft. from the east and west sides help to provide context to the scale of the building. The drive-thru canopy will have a 50 ft. setback from the south. All pneumatic tubes for the drive-thru will be located underground. No public comment has been received on this case.

STAFF

Staff recommends approval, subject to the attached stipulations.

RECOMMENDATION**STAFF CONTACT(S)**

Al Ward
Senior Planner
Phone: 480-312-7067
E-mail: award@ScottsdaleAZ.gov

Randy Grant
Chief Planning Officer
Phone: 480-312-7995
E-mail: rgrant@ScottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Color Elevation
7. Color Perspective
8. Floor Plans (2 pgs)
9. Wall Sections
10. Wall Details
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



City of Scottsdale PROJECT NARRATIVE



- ☐ Rezoning ☐ Other
☐ Use Permit
☒ Development Review
☐ Master Sign Programs
☐ Variance

Case # 1634 -PA- 03
 Project Name Ironstone Bank
 Location 14650 N. Northsight Blvd.
 Applicant Kimley-Horn and Associates
Thomas Coppin

SITE DETAILS

Proposed/Existing Zoning: C-D

Use: Bank

Parcel Size: 1.45 Acres

☒ Gross Floor Area ☐ Total Units: 8,100 SF

☒ Floor Area Ratio ☐ Density: 37,974 SF

Parking Required: 33 spaces

Parking Provided: 36 spaces

Of Buildings: 1

Height: 36'

Setbacks: N- S-

E- W-

In the following space, please describe the project or the request

The proposed Ironstone Bank at the northwest corner of Raintree Dr. and Northsight Blvd. Entrance to the site is off of Northsight Blvd. with a circular drive providing access to a 3-Bay drive-thru teller and 36 parking spaces. The building will be 2 story with 8,100 SF gross floor area and a maximum building height of 36'. Storm water runoff will be retained in on-site basins. Landscaping will be provided in the 14,997 SF of open space and the 4,864 SF of parking lot landscape area.

24-DR-2004
 04/05/2004



Ironstone Bank

24-DR-2004 #

ATTACHMENT #2



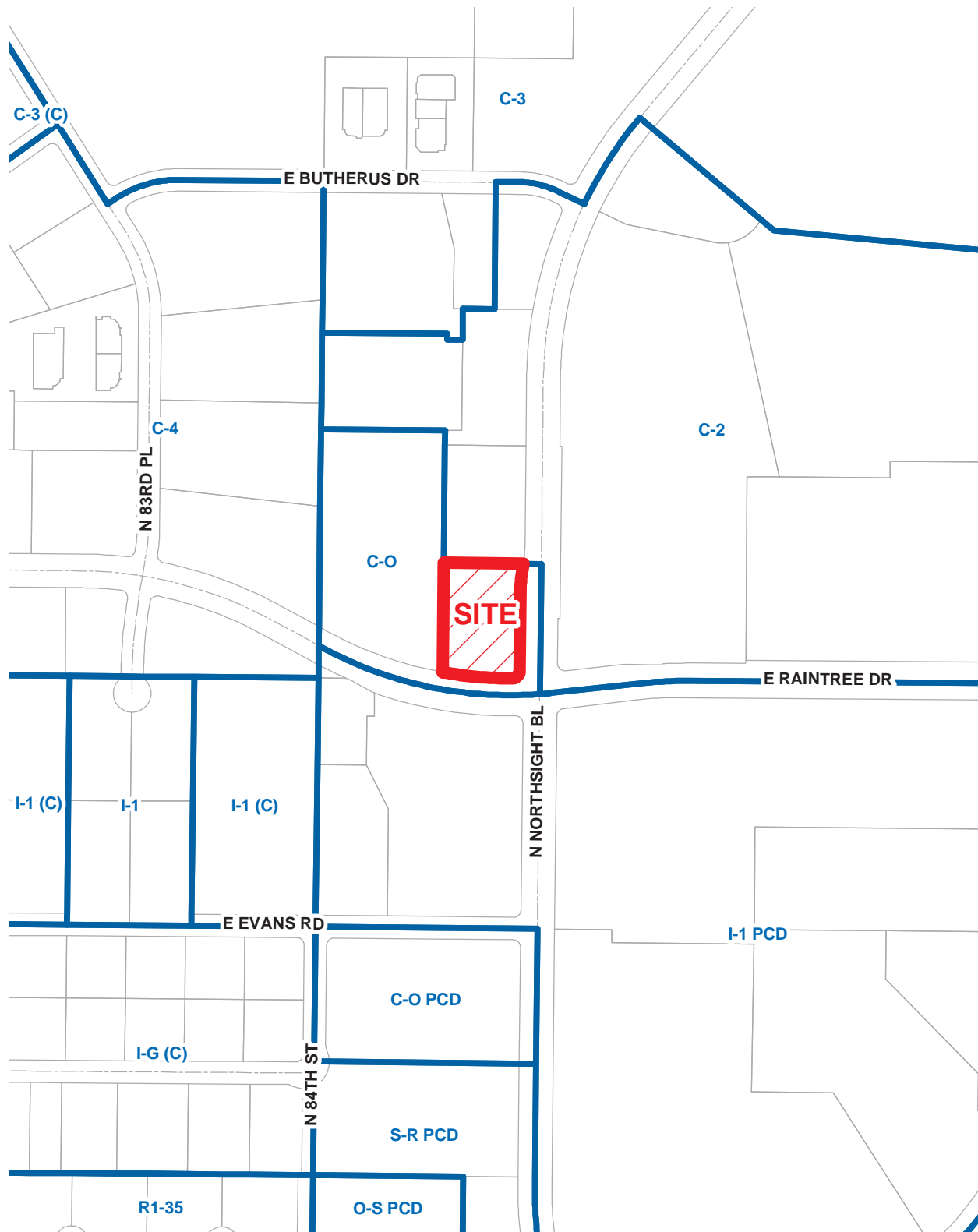
Q.S.
34-48

G.I.S. ORTHOPHOTO 2003

Ironstone Bank

24-DR-2004 #

ATTACHMENT #2A



24-DR-2004

ATTACHMENT #3

plowing, and
fertilizing



LANDSCAPE MATERIALS LIST		
ITEM'S DESCRIPTION	UNIT	QUANTITY

LANDSCAPE MATERIALS LIST		
ITEM'S DESCRIPTION	UNIT	QUANTITY

NOTE: INSTALL SURFACE SELECT BOLDS WHERE INDICATED ON THE PLAN. BOLDS SHALL BE SIZED AS INDICATED PER SYMBOL. SIZES INDICATED SHALL BE MINIMUM DIAMETER IN ANY DIMENSION. ALL BOLDS SHALL BE GENERALLY ROUND IN SHAPE AND INSTALLED PER THE DETAIL. (SEE DETAIL) ALL BOLDS SHALL BE OBTAINED FROM A SINGLE SURFACE SELECT SOURCE. BOLDER SURFACES SHALL BE SMOOTH, UNFRACTURED FREE OF SCABS, CHIPS OR OTHER DAMAGE AND UNIFORM IN APPEARANCE.

LANDSCAPE IRRIGATION SHALL BE PROVIDED TO ALL LANDSCAPE PLANTS IN ACCORDANCE WITH CITY OF SCOTTSDALE REQUIREMENTS.

SEE PLAN FOR LIMIT OF LANDSCAPE IMPROVEMENTS.

EXISTING TREES
TO REMAIN (TYPICAL)

SPRING SCALE

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
PURPOSES

24-DR-2004
04/05/2004

McCloskey • Peltz, Inc.
LANDSCAPE ARCHITECTS
One West Blair Road, Suite 110
Tempe, Arizona 85284-1310
(480) 333-7774 or 333-4777

NWC NORTHSIGHT BLVD & RAIN TREE DR.
IRONSTONE BANK SITE
LANDSCAPE CONCEPT PLAN
SCOTTSDALE, ARIZONA



PROJECT NO.

11757078

LANDSCAPE

CONCEPT PLAN

SCALE 10-100
SCALE 10-100

SCALE BY: 1000
DRAWN BY: MPT

[illegible]

CHS CR22	REV.	20
12/10/11	1	1

DATE: 5/16/94
PAGE: 1 of 2

WINTER

LC-10 1



REAR ELEVATION



DRIVE THRU ELEVATION



ENTRANCE ELEVATION



SIDE ELEVATION

smaller

24-DR-2004

IRONSTONE BAY
HARTREE DRAS

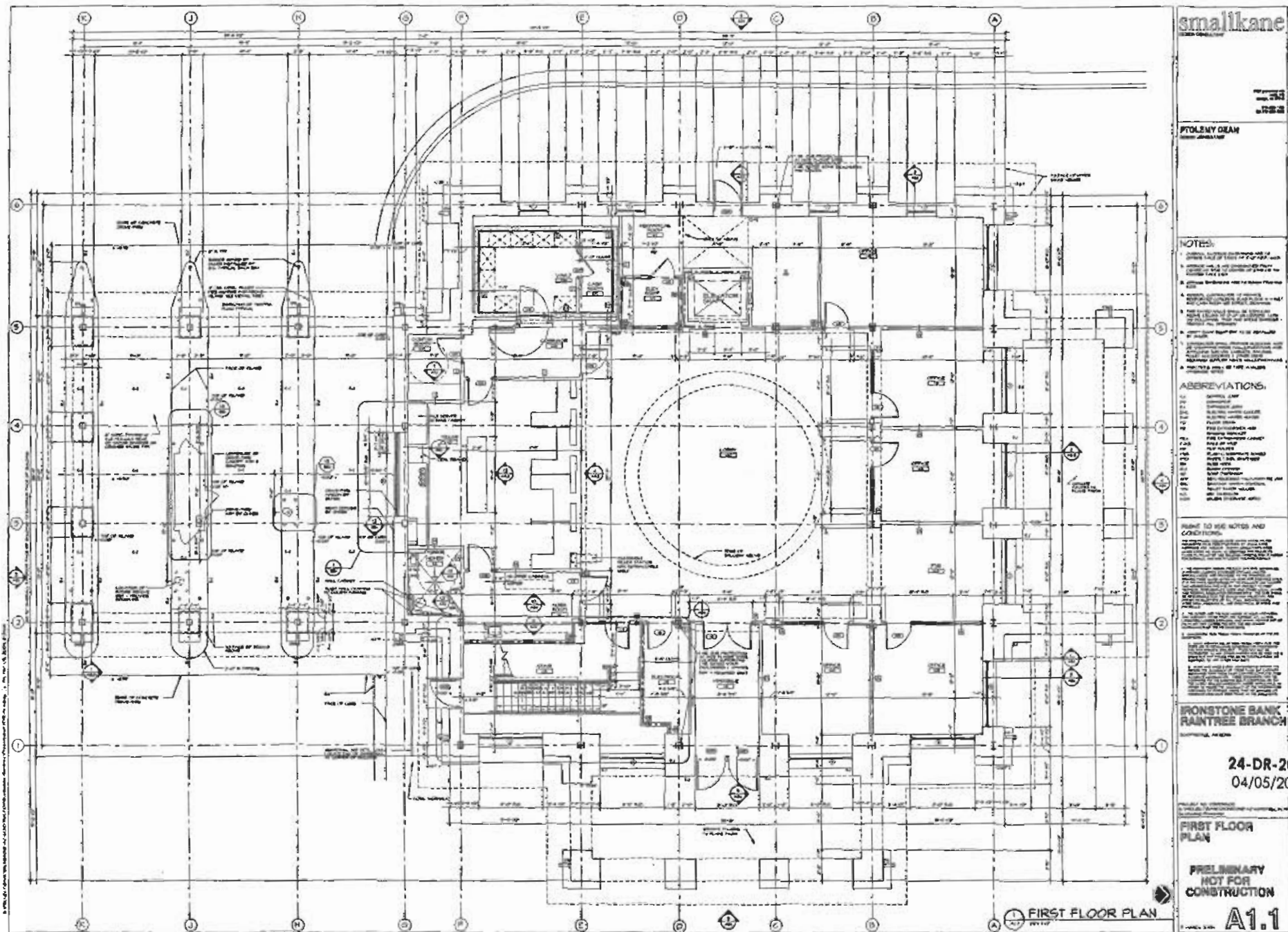
IRONSTONE BAY
HARTREE DRAS

ELEVATIONS

24-DR-2004
04/05/2004

24-DR-2004





smallkane

PTOLIMY DEAN
ARCHITECT F.A.S.

NOTES:

1. SEE ARCHITECT'S NOTES FOR GENERAL NOTES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
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ABBREVIATIONS:

- | | |
|----|----------|
| CL | Ceiling |
| CR | Column |
| DR | Door |
| FR | Floor |
| GR | Gravel |
| IR | Iron |
| LR | Lumber |
| MR | Masonry |
| NR | Nail |
| OR | Oil |
| PR | Paper |
| QR | Quartz |
| RR | Railroad |
| SR | Steel |
| TR | Timber |
| UR | Urethane |
| VR | Vinyl |
| WR | Wire |
| XR | X-ray |
| YR | Yellow |
| ZR | Zinc |

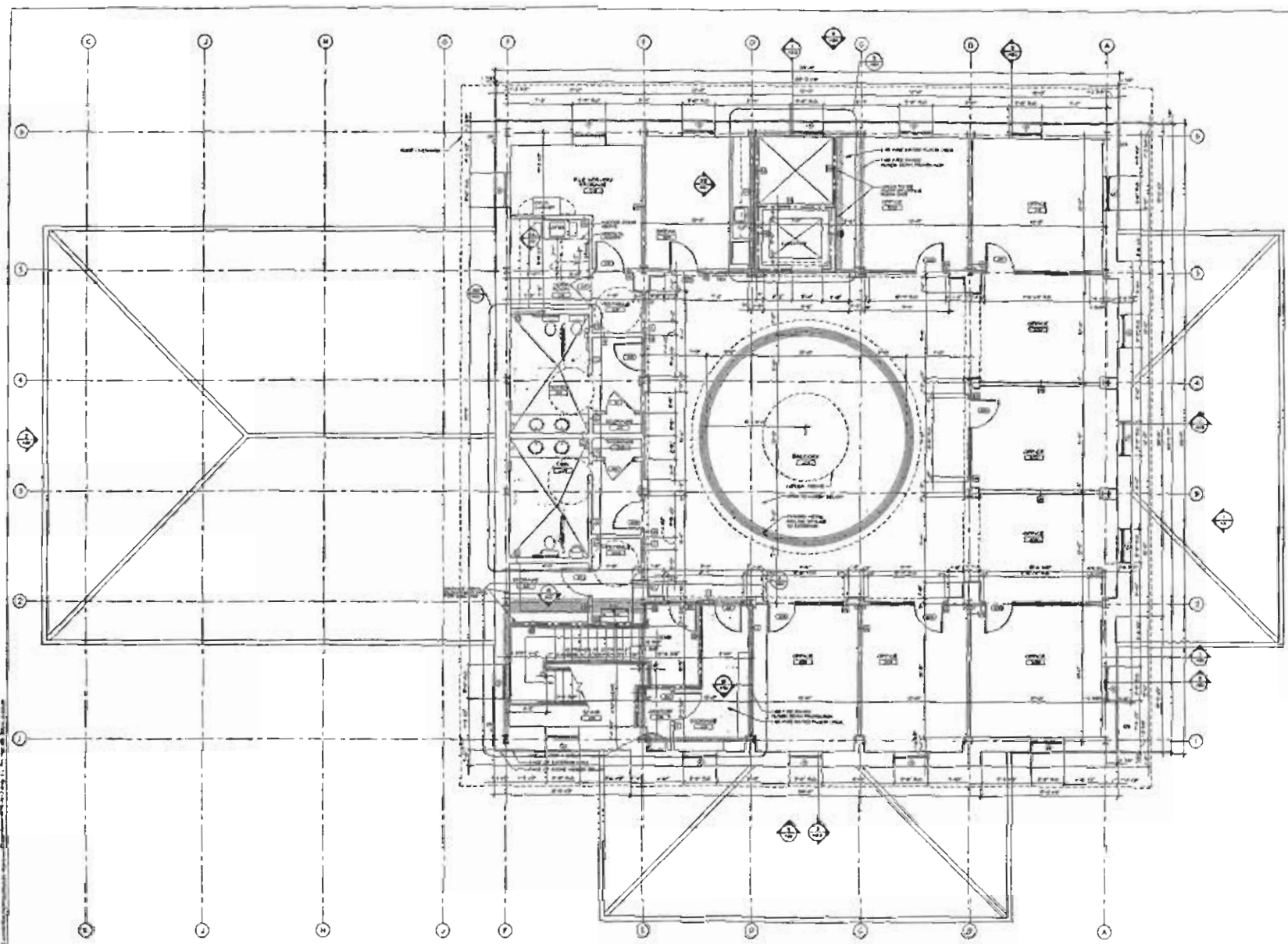
IRONSTONE BANK
RAINTREE BRANCH

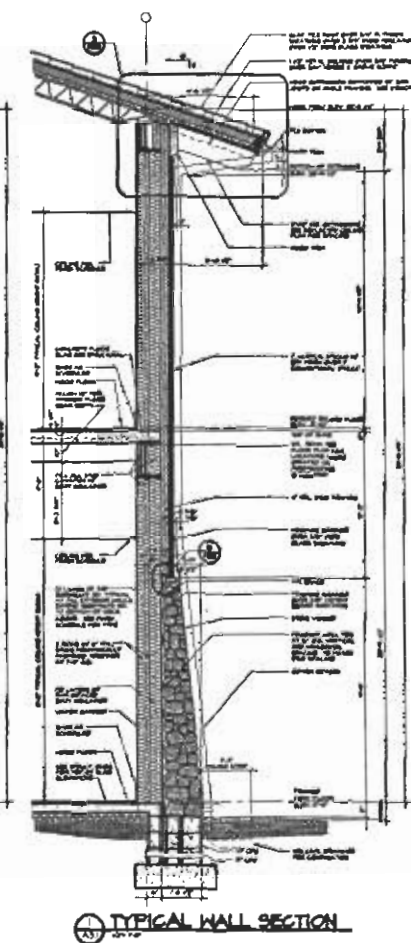
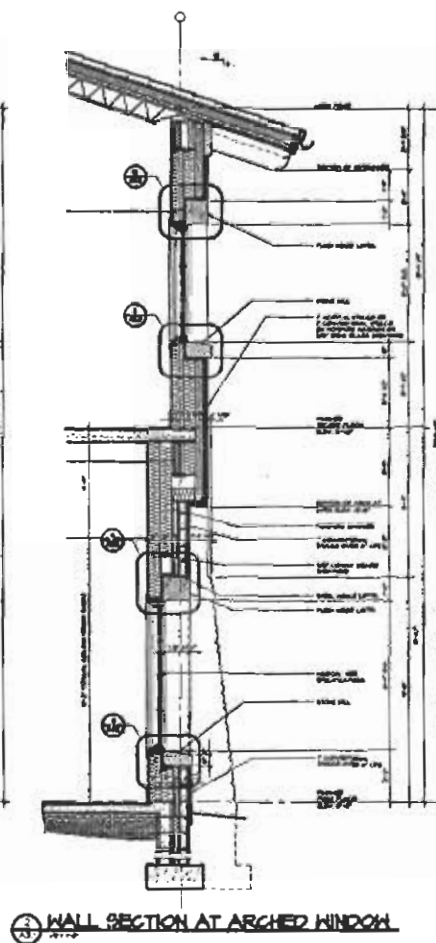
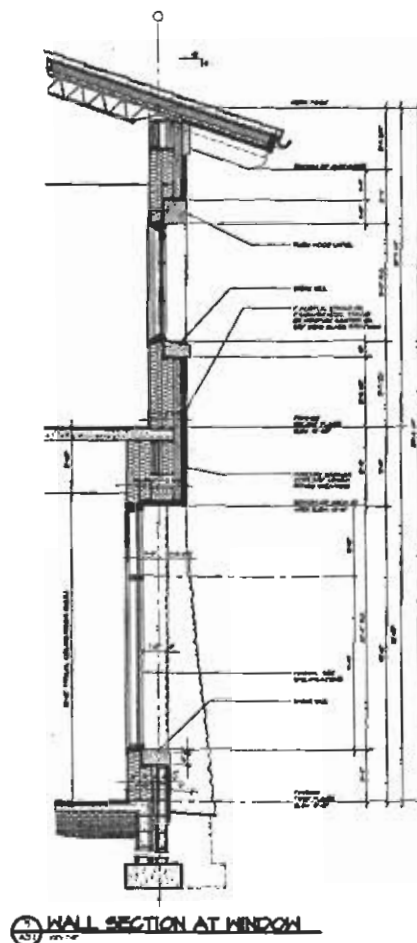
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SECOND FLOOR
PLAN

A1.2

① SECOND FLOOR PLAN





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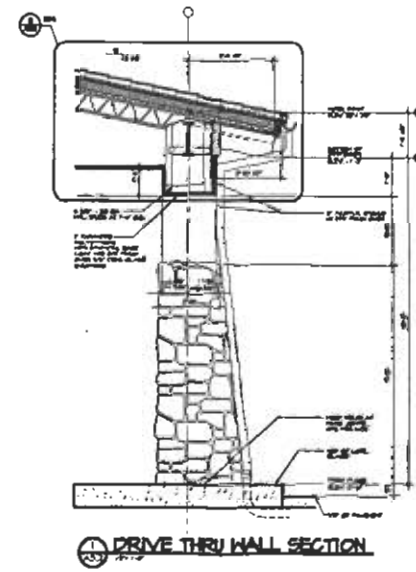
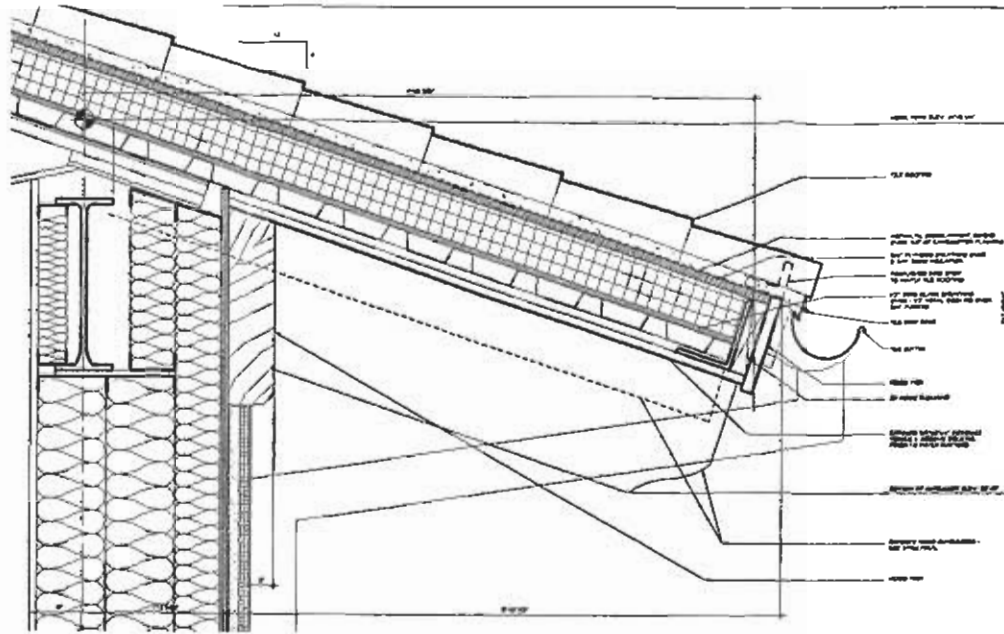
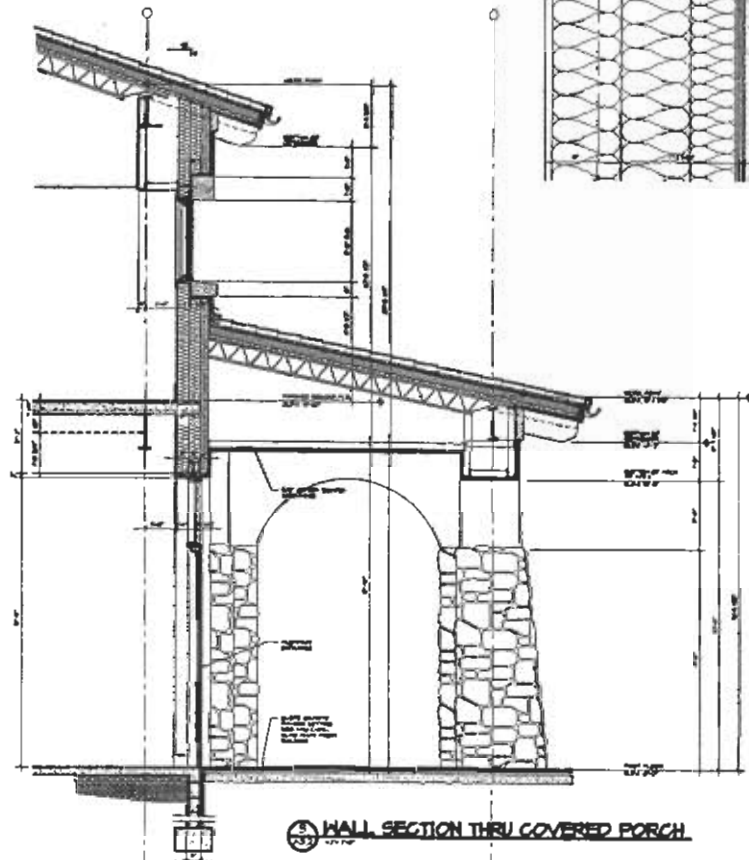
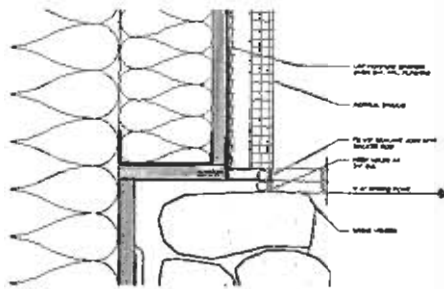
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IRONSTONE BANK
RAINTREE BRANCH

24-DR-2004
04/05/2004

WALL SECTIONS

A3.1



smallkane

PROJ. NO. 24-DR-2004
DATE 04/05/2004

PTOLBY DEAN
ARCHITECT

IRONSTONE BANK
RAINTREE BRANCH

24-DR-2004
04/05/2004

WALL SECTION
AND DETAILS

A3.2

IRONSTONE BANK
" REVISED "
14650 N. NORTHSIGHT
SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p><u>SEE THE D. R. SITE FOR FIRE LANE LOCATION.</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE & STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 7. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 8. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input type="checkbox"/> 9. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 10. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER(S) OF CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 11. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 20') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 12. NUMBER OF FIRE HYDRANTS REQUIRED, - EX. -. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 13. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 14. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input type="checkbox"/> 15. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. PERMIT FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED REQUIRES THAT A COMPLETED HMMP BE PROVIDED WITH SUBMITTAL OF BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 16. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 17. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4" (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 18. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF _____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS MAY BE REQUIRED.</p> |
|--|--|

19. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA (2002 EDITION) & CITY ORDINANCE. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
LT. HAZ. BANK
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA;
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES:
.45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. DRIVE THRU. CANOPY SHALL HAVE A MIN. 13'-6" VERTICAL CLEARANCE .

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Ironstone Bank Case 24-DR-2004

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by smallkame with a staff receipt date of 5/26/2004.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Kimley-Horn and associates, Inc. with a seal date of 5/19/2004.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by McCloskey Peltz, Inc. with a seal date of 5/25/2004.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).
10. Pneumatic tubing shall be entirely concealed from view by underground route or by containment within drive canopies.
11. Except for a single ATM at the drive-thru canopy, no exterior ATM machines are approved with this application.

ATTACHMENT B

SITE DESIGN:**Ordinance**

- A. The number and location of required bicycle parking spaces shall be indicated on the site plan in conformance with ordinance requirements.

LANDSCAPE DESIGN:**DRB Stipulations**

12. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
13. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
14. Boulders shall not be located closer than 10' to the face of curb.

Ordinance

- B. Shrubs in and adjacent to the Right-of-Way shall be a minimum five-gallon container size.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

15. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
16. The individual luminarie lamp shall not exceed 250 watts.
17. The maximum height from finished graded to the bottom of the any exterior luminiare shall not exceed 20 feet
18. All exterior light poles, pole fixtures, and yokes, shall be a flat black or dark bronze.
19. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, not including the drive-thru and entry canopy area, shall not exceed 10.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaries shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaries shall be included in this calculation.

Drive-thru and Entry Canopy Lighting:

- d. The maintained average horizontal illuminance level, at grade under the canopy, shall not exceed 7.5 foot-candles. The maintained maximum horizontal illuminance level, at grade under the canopy, shall not exceed fifteen (15) foot-candles within a ten-foot radius of the exterior face of the ATM machine or exterior face of main customer entry doors.
- e. Light fixtures under canopy shall be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface of the canopy.
- f. Fascia shall extend a minimum of 8 inches below canopy mounted fixture lenses.
- g. Lights shall not be mounted on the top or sides of the canopy.
- h. The sides or fascias of the canopy shall not be illuminated.

Building Mounted Lighting:

- i. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

20. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

21. No exterior vending or display shall be allowed.
22. Flagpoles, if provided, shall be one piece, conical, and tapered.
23. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.
24. A staff approval for a land assembly shall be completed prior to final plans submittal if the site consists of more than one parcel. The same land assembly, if required, shall receive final plans approval prior to or concurrent with any approval of final plans for the proposed improvements.

Ordinance

25. A staff approval for a land assembly shall be completed prior to final plans submittal if the site consists of more than one parcel. The same land assembly, if required, shall receive final plans approval prior to or concurrent with any approval of final plans for the proposed improvements.

RELEVANT CASES:

Ordinance

1. At the time of review, the applicable zoning case for the subject site was: 38-ZN-1997.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

26. Preliminary site plan.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRB Stipulations

27. The design of the refuse enclosure for the bank, must be incorporated into the final civil plans for Ironstone Bank when submitted for review and approval. Any reference to a "future refuse enclosure as not part of this bank construction", is not acceptable.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

28. A final drainage report shall be submitted with the final plans.

- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

29. Demonstrate consistency with the approved master drainage plan and report. (Master Drainage Report for Northsight Commercial Development dated 1/18/2002 by Gilbertson Associate Inc.).

- a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
- b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

30. Basin Configuration:

- a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
- b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
- c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
- d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
- e. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

C. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.

- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
- (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to

the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.

- (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
- (4) Off-site runoff must enter and exit the site as it did historically.
- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

Stormwater storage waiver-

The developer has opted to construct a basin sufficient to detain the whole post-development 2-hour runoff generated on this site. No stormwater storage waiver therefore shall be required for this site.

D. Underground Stormwater Storage:

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- (2) Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

DRB Stipulations

The developer shall obtain cross access easement with the property to this site's north.

INTERNAL CIRCULATION:

Provide a closed end bus bay section 3-3 in the DSPM, shelter, pad, trash can, bench, and bike loops.

DRB Stipulations

- 31. The developer shall provide a minimum parking-aisle width of 24 feet.
- 32. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
- 33. The developer shall provide a minimum of 120 feet of queuing distance for all "drive-thrus".
- 34. The developer shall design the dead-end parking aisle in general conformance with the included detail.

Ordinance

- E. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
Cross access easement	With the property to the north

DRB Stipulations

- 35. Sight distance easements shall be dedicated over sight distance triangles.
 - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

36. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

F. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

G. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

Show the location of proposed refuse enclosure. The refuse enclosure must be designed and constructed per the City of Scottsdale standard details. The refuse enclosure must be accessible by refuse truck. The refuse truck must not be required to back up more than 35 feet after the service is completed.

The design of the refuse enclosure for the bank must be incorporated into the final civil plans for Ironstone Bank when submitted for review and approval. Any reference to a future refuse enclosure as "not part of this bank construction" is not acceptable.

The location shown on the preliminary site plan is acceptable as long as the curb to the edge of the drive is relocated further north to make room for the enclosure.

37. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures shall be per Detail #2146-1 found in the City of Scottsdale Supplements to MAG Standards.

38. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

H. Underground vault-type containers are not allowed.

I. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

J. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City

Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

39. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations**

40. Basis of Design Report (Water):
- Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- K. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

41. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
42. On-site sanitary sewer shall be privately owned and maintained.

DRB Stipulations

43. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- L. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]